

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53 Grove Road, Rosanna Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,447,000

Property Type House

Suburb Rosanna

Period - From 01/04/2024

to 30/06/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	15 Kathleen St ROSANNA 3084	\$1,157,000	11/07/2024
2	38 Rhonda St ROSANNA 3084	\$1,230,000	24/04/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

12/08/2024 11:47

53 Grove Road, Rosanna Vic 3084



 3  1  1

Rooms: 6
Property Type: House (Res)
Land Size: 1010m2 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2024: \$1,447,000

Comparable Properties



15 Kathleen St ROSANNA 3084 (REI)

Agent Comments

 3  1  -

Price: \$1,157,000
Method: Private Sale
Date: 11/07/2024
Property Type: House
Land Size: 680 sqm approx



38 Rhonda St ROSANNA 3084 (REI)

Agent Comments

 3  1  3

Price: \$1,230,000
Method: Private Sale
Date: 24/04/2024
Property Type: House
Land Size: 637 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 94598111



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